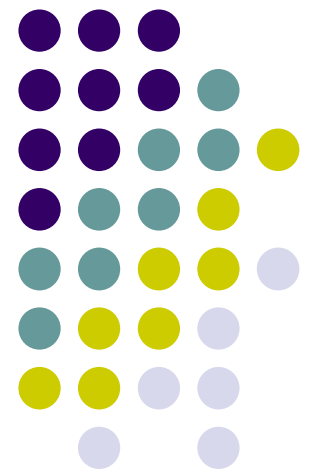


Small Business Zoning

Council Work Session
January 26, 2010



Small Business Zoning Program (2009)



- **Opening of Permit Center (12/08)**
- **A Frame Sign Program for King Street**
- **Outdoor display of rental bikes**
- **Administrative approval of BAR signs**
- **Small Business Zoning Program**
- **Wayfinding**

Small Business Zoning Program (2009)



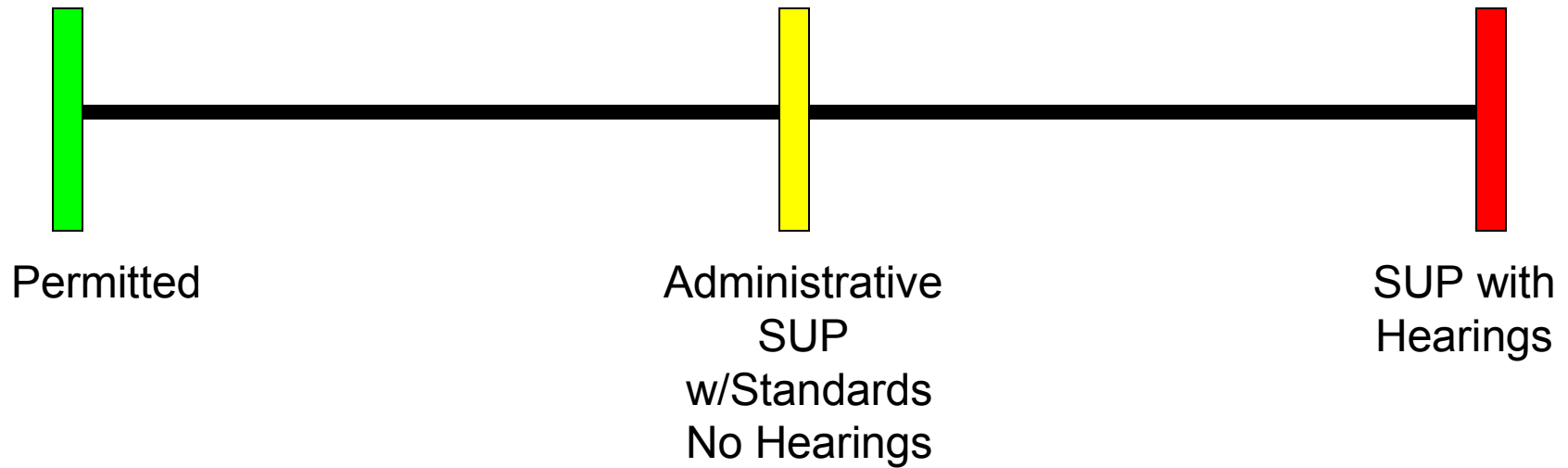
New permitted uses

- child care center in commercial zones
- small schools, up to 20 students
- health and athletic center in shopping center, flex space center or office complex
- convenience store in office complex
- restaurant in shopping center, hotel or flex space (not KR, CD or CRMUX)

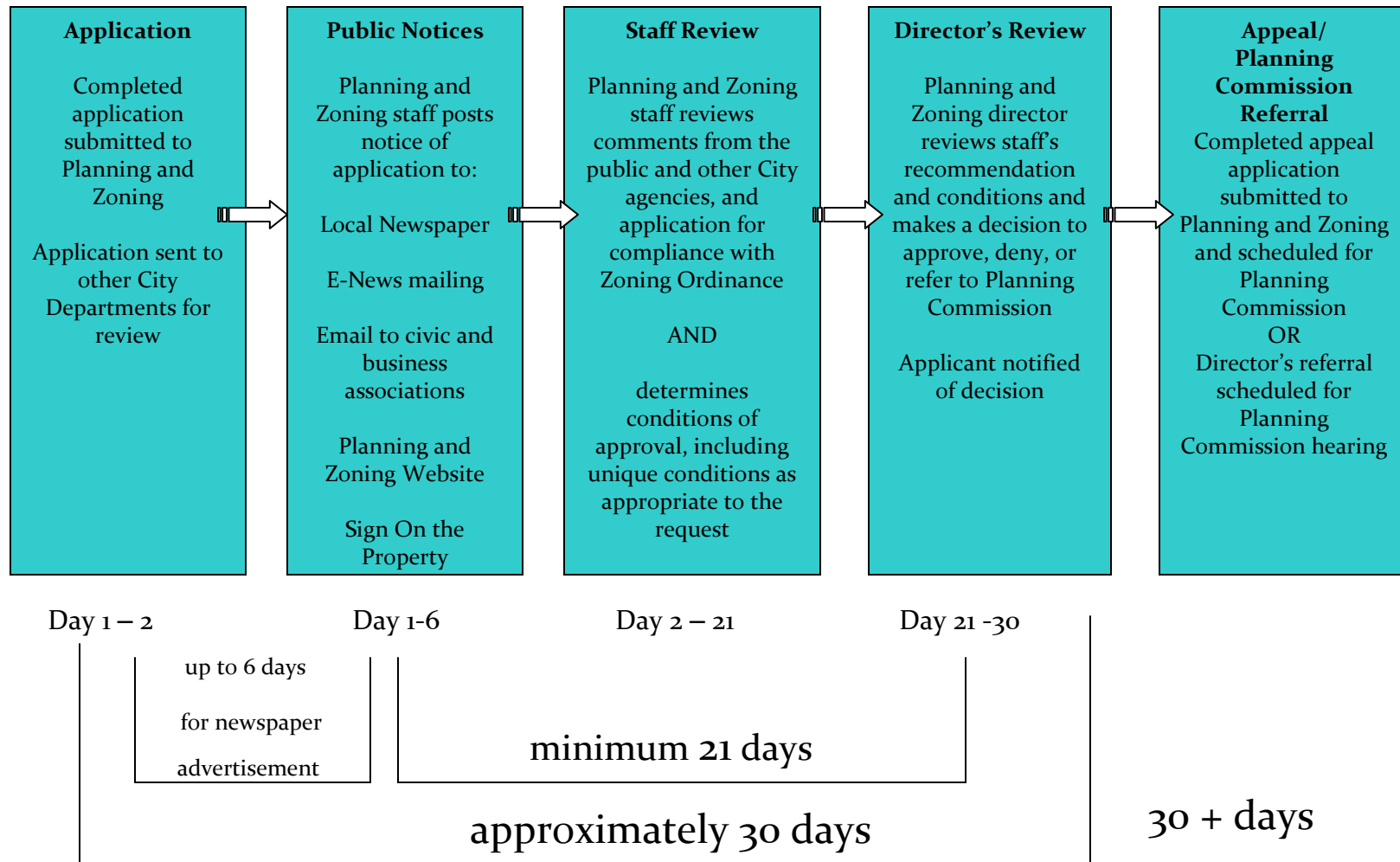
New administrative SUP uses

- child care center or preschool in church or school building in residential zones
- small garden centers
- outdoor food and crafts market
- overnight pet accommodations in shopping center
- light auto repair in flex space center
- catering flex space center
- restaurants (60 seats, full service)

Range of Zoning Uses



Administrative SUP Process



Checklist for Administrative SUP Uses



ADMINISTRATIVE SPECIAL USE PERMIT

INSTRUCTIONS AND CHECKLISTS

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PLANNING AND ZONING

INTRODUCTION

changes to the City's Zoning Ordinance to permit
y with approval of an Administrative Special Use
cess for businesses to obtain zoning approval for
ools, childcare centers and small restaurants in
subject to review and approval through a formal
of a Special Use Permit request. Under the new
approved as either permitted or administrative
it.

orts of the Small Business Task Force, Planning and
both businesses and residents, came about after
hearings.

applicant submit information to the Department of
e. The applicant will also have to certify that they
nts for the proposed use.

nder the new ordinance include:

rch or school building in residential zones
rcial zones
ain commercial zones
opping center

ess, except in Old Town (CD and KR zones), where

prepared this checklist and worksheets to assist
formation necessary for obtaining approval of an

rtment of Planning and Zoning, 703-838-4666.

ite at
<https://www.aalexandriavirginia.gov/default.aspx?id=6644>

1

Checklist and Worksheets:

elp you -- applicants, businesses and citizens --
d requirements for administrative Special Use

l legal standards for administrative SUP uses,
dinance, Section 11-513.

on on pages 2-5 to understand how to get an
nd approved, steps the City will take to help you
ral operating requirements for all administrative

worksheet that applies to your business. The
termine if an administrative SUP will work for you
y for a full Special Use Permit.

e worksheet page for your business and attach it
dministrative SUP approval. In some cases,
e required.

e required by the Director if reasonably necessary
mpatibility with the neighborhood.

or any questions about this checklist, the
SUPs, or the process for approval, please contact
838-4666.

2

Online Resources



For Small Businesses

Welcome to the Planning & Zoning Department's you. Along with our Small Business Guide, this w open Monday through Friday from 8 am to 5 pm. V



Alexandria Small Business Guide



Planning Alex

Small Business Resources

- [Small Business Guide](#)
- [City of Alexandria Business Tax Branch - business licenses and permits](#)
 - [Starting a Business in Alexandria](#)
- [Alexandria Small Business Development Center](#)
- [Alexandria Economic Development Partnership](#)
- [Zoning & Code terms and definitions to help you get started](#)
- [Forms and applications](#)

Administrative Special Use Permits

To learn more about administrative SUP application requirements

[Launch Application](#)



In December 2008, City Council adopted a zoning ordinance text and language, a summary of the changes, background information and

- [Chart showing uses and zones affected by the zoning ordinance](#)
- [Summary of changes to the zoning ordinance for small business](#)
- [Adopted ordinance](#)
- [Background information](#)
- [Administrative Special Use Permit Checklists, Worksheets and Applications](#)

Administrative SUP Interactive Worksheet - Windows Internet Explorer

Administrative SUP Interactive Worksheet

Use Types

- Catering Operation
- Day Care in a Church or School Building
- Light Automobile Repair
- Live Theater
- Outdoor Dining
- Outdoor Display

Map of Applicable Zones

Requirements [Launch Worksheet and Application](#)

- Location of Storage**

Any food, beverages, or other material must be stored inside.
- Controlling Odors and Smoke**

Cooking odors and smoke must be controlled to prevent them from becoming a nuisance to neighboring properties and the Department of Transportation & Environmental Services will review the proposed controls.
- Solid Waste and Recycling**

There must be storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines," or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan

Launch

Small Business Zoning-2009 Data

Out of a total of 72 cases which in 2008 would have required SUP approval with a full hearing, 36 of them in 2009 did not. They were either approved without a process as a permitted use, or reviewed as part of the new administrative approval process.



SUP Hearing Cases

36

Restaurant	19
Convenience Store	3
General Auto Repair	2
Home Day Care	2
Other SUPs	10

21 of these hearing cases were amendments

Administrative SUP Cases

30

Approved	27
Denied	0
Appeals	0
Sent to hearing	3

New administrative SUP and minor amendments

11 (8 of which were restaurants)

New Permitted Uses Approved

25

Small schools	18
Restaurants	2
Day Care	2
Light Automobile	2
Catering	1

Initial Ideas for Zoning Changes for 2010



Continue Work on Permit Process Improvements

New Administrative SUP Cases

- Valet Parking Citywide
- Outdoor Dining Citywide
- Massage

New Permitted Uses

- Wholesale
- Limited manufacturing
- Service uses in flex space centers
- Expand size of permitted schools (from 20 to 30)
- Clarify accessory “restaurant” in retail use

Historic Districts - Expand Administrative Approvals

DSUPs and CDDs - Retail Uses

Initial Ideas for Zoning Changes for 2010 (continued)



Expand Minor Amendments

- Allow larger expansions administratively (from 10% to 25%)?
- Allow a minor amendment of administrative SUP?

Expand restaurants allowed by Administrative SUP

- Increase to 100 seats?
- Drop full service requirement?

Cameron Station Pilot Program

Parking

- Administrative parking reduction?
- Mt. Vernon Avenue requirements?

Other Ideas?

Next Steps



Council Guidance (Jan)

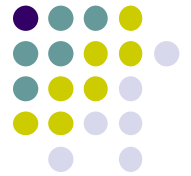
Planning Commission Work Session (Feb)

Staff Analysis (Feb)

Community Meeting and Discussion (March)

Draft Text Amendment and Recommendations (April)

Public Hearings (May)



Questions/Comments